



NAME : _____
DESCRIPTION : **GRT2-2419; 1 BEDROOM with Balcony; 26.09 SQM**
TLP : **2,479,000**
BROKER : _____
DATE : **March 1, 2012**
TOWER : **BAHIA TOWER**

	1	2	3	4	5
	SPOT CASH	20 – 80	10 – 90	10 – 10 – 80	20 – 80
TOTAL CONTRACT PRICE	2,479,000.00	2,479,000.00	2,479,000.00	2,479,000.00	2,479,000.00
DISCOUNT ON TCP	14%	5%	3%	2%	0%
DISCOUNT AMOUNT	347,060.00	123,950.00	74,370.00	49,580.00	0.00
NET CONTRACT PRICE	2,131,940.00	2,355,050.00	2,404,630.00	2,429,420.00	2,479,000.00
OTHER CHARGES: (5.5%)	117,256.70	129,527.75	132,254.65	133,618.10	136,345.00
VAT (12%) only if above P3.199m	0.00	0.00	0.00	0.00	0.00
Net TCP	2,249,196.70	2,484,577.75	2,536,884.65	2,563,038.10	2,615,345.00
DOWN PAYMENT %		20%	10%	10%	20%
DOWN PAYMENT AMOUNT		496,915.55	253,688.47	256,303.81	523,069.00
RESERVATION FEE	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
NET DOWN PAYMENT		471,915.55	228,688.47	231,303.81	498,069.00
DP TERMS				-	28
INSTALLMENT %				10%	
INSTALLMENT AMOUNT				256,303.81	
INSTALLMENT TERMS				24	
BALANCE %		80%	90%	80%	80%
BALANCE AMOUNT		1,987,662.20	2,283,196.19	2,050,430.48	2,092,276.00
BALANCE TERMS		34	34		
Retention Fee (March 2014)	50,000.00				
Month 0 (reservation fee)	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Month 1	2,174,196.70	471,915.55	228,688.47	231,303.81	17,788.18
Month 2		58,460.65	67,152.83	10,679.33	17,788.18
Month 3	(upon delivery)	58,460.65	67,152.83	10,679.33	17,788.18
Month 4	50,000.00	58,460.65	67,152.83	10,679.33	17,788.18
Month 5		58,460.65	67,152.83	10,679.33	17,788.18
Month 6		58,460.65	67,152.83	10,679.33	17,788.18
Month 7		58,460.65	67,152.83	10,679.33	17,788.18
Month 8		58,460.65	67,152.83	10,679.33	17,788.18
Month 9		58,460.65	67,152.83	10,679.33	17,788.18
Month 10		58,460.65	67,152.83	10,679.33	17,788.18
Month 11		58,460.65	67,152.83	10,679.33	17,788.18
Month 12		58,460.65	67,152.83	10,679.33	17,788.18
Month 13		58,460.65	67,152.83	10,679.33	17,788.18
Month 14		58,460.65	67,152.83	10,679.33	17,788.18
Month 15		58,460.65	67,152.83	10,679.33	17,788.18
Month 16		58,460.65	67,152.83	10,679.33	17,788.18
Month 17		58,460.65	67,152.83	10,679.33	17,788.18
Month 18		58,460.65	67,152.83	10,679.33	17,788.18
Month 19		58,460.65	67,152.83	10,679.33	17,788.18
Month 20		58,460.65	67,152.83	10,679.33	17,788.18
Month 21		58,460.65	67,152.83	10,679.33	17,788.18
Month 22		58,460.65	67,152.83	10,679.33	17,788.18
Month 23		58,460.65	67,152.83	10,679.33	17,788.18
Month 24		58,460.65	67,152.83	10,679.33	17,788.18
Month 25		58,460.65	67,152.83	10,679.33	17,788.18
Month 26		58,460.65	67,152.83	2,050,430.48	17,788.18
Month 27		58,460.65	67,152.83		17,788.18
Month 28		58,460.65	67,152.83		17,788.18
Month 29		58,460.65	67,152.83		2,092,276.00
Month 30		58,460.65	67,152.83		
Month 31		58,460.65	67,152.83		
Month 32		58,460.65	67,152.83		
Month 33		58,460.65	67,152.83		
Month 34		58,460.65	67,152.83		
Month 35		58,460.65	67,152.83		
TOTAL PROCEEDS	2,249,196.70	2,484,577.75	2,536,884.65	2,563,038.10	2,615,345.00

CONFORME: _____ **Date:** **March 1, 2012**
Buyer's Name: **0** **Broker:** **Alfred Solitario/Reals Allied Realty**
Bank Financing (indicative rate)

Term	Factor Rate	Approved by: Fredaline Dado Broker Liaison Manager
5 yrs(9.75%)	0.02112400	
10 yrs(10.99%)	0.01376900	
15 yrs(10.99%)	0.01135900	

Approved by: **Vincent K. Raval**
Broker Manager
In house

5 yrs(18%)	0.0253934
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* **OTHER CHARGES** = (Registration Fees, Documentary Stamp Tax from BIR, Transfer Tax Fees from City Treasurer's Office, Water & Meralco Meter Installation, Handling Fees, Miscellaneous fees)
* Any other payment schemes shall be subject to approval
* **RESERVATION FEE** = strictly non – refundable and cannot be credited to other units.
* all checks payable to **SM DEVELOPMENT CORPORATION**
*This document does not constitute nor form part of any contract and is for information purposes only.

